065.A	0003	0185.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	677,900	/	677,900
USE VALUE:	677,900	/	677,900
ASSESSED:	677,900	/	677,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	OBRIEN JENNIFER L &
Owner 2:	TSANG GILBERT
Owner 3:	
Street 1:	185 MYSTIC STREET UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IYER GANESH H & -
Owner 2:	SRINIVASAN USHA -
Street 1:	185 MYSTIC STREET UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 2109 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	677,900			677,900
Total Card	0.000	677,900			677,900
Total Parcel	0.000	677,900			677,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.43 | /Parcel: 321.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	310585
GIS Ref	
GIS Ref	
Insp Date	07/19/18

!15655!

PREVIOUS ASSESSMENT

Parcel ID: 065.A-0003-0185.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	667,700	0	.		667,700	667,700	Year End Roll	12/18/2019
2019	102	FV	590,300	0	.		590,300	590,300	Year End Roll	1/3/2019
2018	102	FV	522,400	0	.		522,400	522,400	Year End Roll	12/20/2017
2017	102	FV	476,500	0	.		476,500	476,500	Year End Roll	1/3/2017
2016	102	FV	420,400	0	.		420,400	420,400	Year End	1/4/2016
2015	102	FV	388,700	0	.		388,700	388,700	Year End Roll	12/11/2014
2014	102	FV	371,100	0	.		371,100	371,100	Year End Roll	12/16/2013
2013	102	FV	371,100	0	.		371,100	371,100		12/13/2012

PRINT

Date	Time
12/11/20	05:20:46

LAST REV

Date	Time
05/29/19	09:58:53
danam	
15655	

USER DEFINED

Prior Id # 1:	41582
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IYER GANESH H &	66807-479		2/16/2016		535,000	No	No		
NEMIROVSKY BENJ	51539-121		8/5/2008		392,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2019	101	Insulate	6,552	C				
3/6/2018	243	Inter Fi	36,500	C				
7/27/2017	936	Redo Kit	55,000	C				
5/3/2017	505	Re-Roof	14,800	C				
4/12/2012	353	Redo Bat	3,500					new tile fl & wall

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
5/9/2012	Info Fm Prmt	MM	Mary M
3/21/2009	Inspected	197	PATRIOT
1/20/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8040													G10			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.14786625
Const Adj.:	0.98990101
Adj $ / SQ:	335.201
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	832801
Depreciation:	154901
Depreciated Total:	677900

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	350.28
Special Features:	0	Val/Su Net:	321.43
Final Total:	677900	Val/Su SzAd	321.43

SKETCH

UnSketched SubAreas:
GLA: 2109,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,109	335.200	706,939
Net Sketched Area:		2,109	Total:	706,939
Size Ad	2109	Gross Are	2109	FinArea 2109

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X16	A	AV	2000	0.00	T	15.2	102						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

065.A-0003-0185.2

IMAGE

AssessPro Patriot Properties, Inc